

068.0

0002

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

784,300 /

784,300

USE VALUE:

784,300 /

784,300

ASSESSED:

784,300 /

784,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
196		SUMMER ST, ARLINGTON

OWNERSHIP

Owner 1:	SMITH ALAN & LISA DEELY	Unit #:
Owner 2:		
Owner 3:		

Street 1: 196 SUMMER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 9,729 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1870, having primarily Wood Shingle Exterior and 1771 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9729		Sq. Ft.	Site		0	70.	0.66	11			Med. Tr	-10					448,479						448,500	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										43330
										GIS Ref
										GIS Ref
										Insp Date
										08/25/16



USER DEFINED

Prior Id # 1:	43330
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	20:41:05
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID 068.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	335,800	0	9,729.	448,500	784,300	784,300	Year End Roll	12/18/2019
2019	101	FV	256,000	0	9,729.	448,500	704,500	704,500	Year End Roll	1/3/2019
2018	101	FV	256,000	0	9,729.	301,100	557,100	557,100	Year End Roll	12/20/2017
2017	101	FV	256,000	0	9,729.	288,300	544,300	544,300	Year End Roll	1/3/2017
2016	101	FV	244,200	0	9,729.	262,700	506,900	506,900	Year End	1/4/2016
2015	101	FV	199,800	0	9,729.	211,400	411,200	411,200	Year End Roll	12/11/2014
2014	101	FV	199,800	0	9,729.	189,000	388,800	388,800	Year End Roll	12/16/2013
2013	101	FV	199,800	0	9,729.	179,400	379,200	379,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15221-254		9/1/1983		72,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2015	180	Renovate	87,925					Repair smoke and w

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2016	Meas/Inspect	DGM	D Mann
8/25/2016	Permit Visit	DGM	D Mann
5/21/2015	Permit Insp	PC	PHIL C
5/26/2009	Measured	189	PATRIOT
1/10/2000	Meas/Inspect	264	PATRIOT
7/28/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH								
Type: 15 - Old Style	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Full Bath: 1	Rating: Good					WDK (35) 7	17 FFL BMT (85) 17	5 FFL (20) 4						
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	A Bath: 1	Rating:													
Sec Wall: %	Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	3/4 Bath: 1	Rating: Very Good													
	Color: BROWN		A 3QBth:	Rating:													
			1/2 Bath: 1	Rating:													
			A HBth: 1	Rating:													
			OthrFix: 1	Rating:													
GENERAL INFORMATION			OTHER FEATURES			RESIDENTIAL GRID			SKETCH								
Grade: C - Average	Year Blt: 1870	Eff Yr Blt:	Kits: 1	Rating: Good		1st Res Grid	Desc: Line 1	# Units: 1									
Alt LUC:		Alt %:	A Kits: 1	Rating:		Level	FY LR DR D K FR RR BR FB HB L O										
Jurisdct: G17		Fact: .	Fpl: 1	Rating:		Other											
Const Mod:			WSFlue: 1	Rating:		Upper											
Lump Sum Adj:						Lvl 2											
						Lvl 1											
						Lower											
						Totals	RMS: 9	BRs: 6	Baths: 1	HB							
INTERIOR INFORMATION			CONDOS INFORMATION			REMODELING			RES BREAKDOWN								
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: 1 - Drywall 50 %	Phys Cond: GD - Good 18. %	Functional: %	Economic: %	Exterior:	No Unit	RMS	BRS	FL							
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: %	Special: %	Override: %	Total: 18.6 %	Interior:	1	9	6	M							
						Additions:											
						Kitchen:											
						Baths:											
						Plumbing:											
						Electric:											
						Heating:											
						General:											
						Totals	1	9	6								
CALC SUMMARY			COMPARABLE SALES														
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Basic \$ / SQ: 130.00	Size Adj.: 1.29220176	Const Adj.: 0.99989998	Rate	Parcel ID	Typ	Date	Sale Price							
Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Adj \$ / SQ: 167.969	Other Features: 78500	Grade Factor: 1.00												
Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W	# Heat Sys: 1	NBHD Inf: 1.00000000	NBHD Mod:	LUC Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val									
% Heated: 100	% AC: %	% Solar HW: NO	Adj Total: 412513	Depreciation: 76727	Juris. Factor: 1.00	Juris. Factor: 1.00	Before Depr: 167.97										
% Com Wall	% Sprinkled:		Depreciated Total: 335785		Special Features: 0	Special Features: 0	Val/Su Net: 126.43										
					Final Total: 335800	Final Total: 335800	Val/Su SzAd: 205.38										
MOBILE HOME			SPEC FEATURES/YARD ITEMS			PARCEL ID			IMAGE								
Make:	Model:	Serial #:	Year:	Color:		PARCEL ID	068.0-0002-0009.0			AssessPro Patriot Properties, Inc							
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:	Total Special Features:						Total:									